

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Steven N. Kurtz, Esq. (SBN 125972) Dorothy I. Lin, Esq. (SBN 228156) Levinson Kaplan Arshonsky & Kurtz, A.P.C. 16027 Ventura Blvd., Ste 600 Encino, CA 91436 (818) 382-3450	FOR COURT USE ONLY RECEIVED 04 APR 14 PM 2:45 CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY: _____ DEPUTY CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: KIM LOAN NGUYEN Debtor(s).	CASE NO.: LA04-10793TD

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 4/19/04	Time: 11:00 AM
Location: US Bankruptcy Court 255 E. TEMPLE STREET, LOS ANGELES, CA 90012, COURTROOM 1345	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 4/19/04, orally or in writing at time of hearing.

Description of Property to be Sold: 647-649 Ceres Avenue, Los Angeles, CA 90021; APN 5147-030-005

One Story warehouse building approximately 16,994 sq. ft., all other improvements and underlying land of about 23,000 sq. ft.

Includes all fixtures/equipment, including but not limited to refrigeration related fixtures and equipment. Includes all oil and mineral rights, including royal rights under any existing leases, and all transferable development rights, if any.

Terms and Conditions of Sale: Buyer shall take subject to the existing first trust deed encumbrance in the approximate amount of \$585,000 and the existing third trust deed encumbrance in the approximate amount of \$200,000 (Potential Overbidder needs to make own credit arrangement with 1st and 3rd lien holder). Property sold "as is." Buyer pays the balance of the purchase price in cash at close of escrow. Seller shall pay off all existing trust deeds and other encumbrances against Property through escrow including prepayment penalties. Close of escrow to occur 21 days after opening.

Proposed Sale Price: \$1,550,000.00

Overbid Procedure (If Any): Initial overbid must be at least \$50,000 over Proposed Sale Price. Minimum bid increments thereafter shall be \$10,000. Overbids must be accompanied by certified funds of \$50,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
 4/19/04, 11:00 a.m., 255 E. Temple St., Los Angeles, CA, Courtroom 1345
 Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven Kurtz skurtz@levkaplawyers.com

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Date: 4/13/04